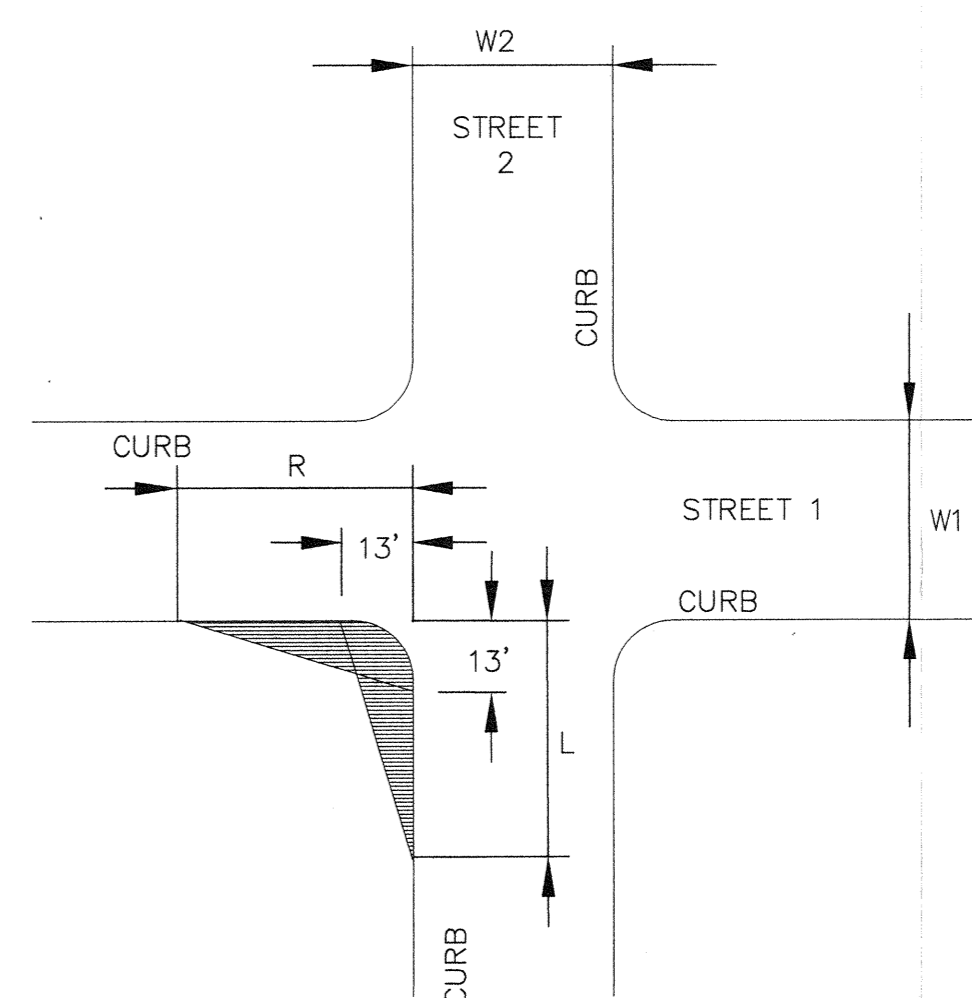
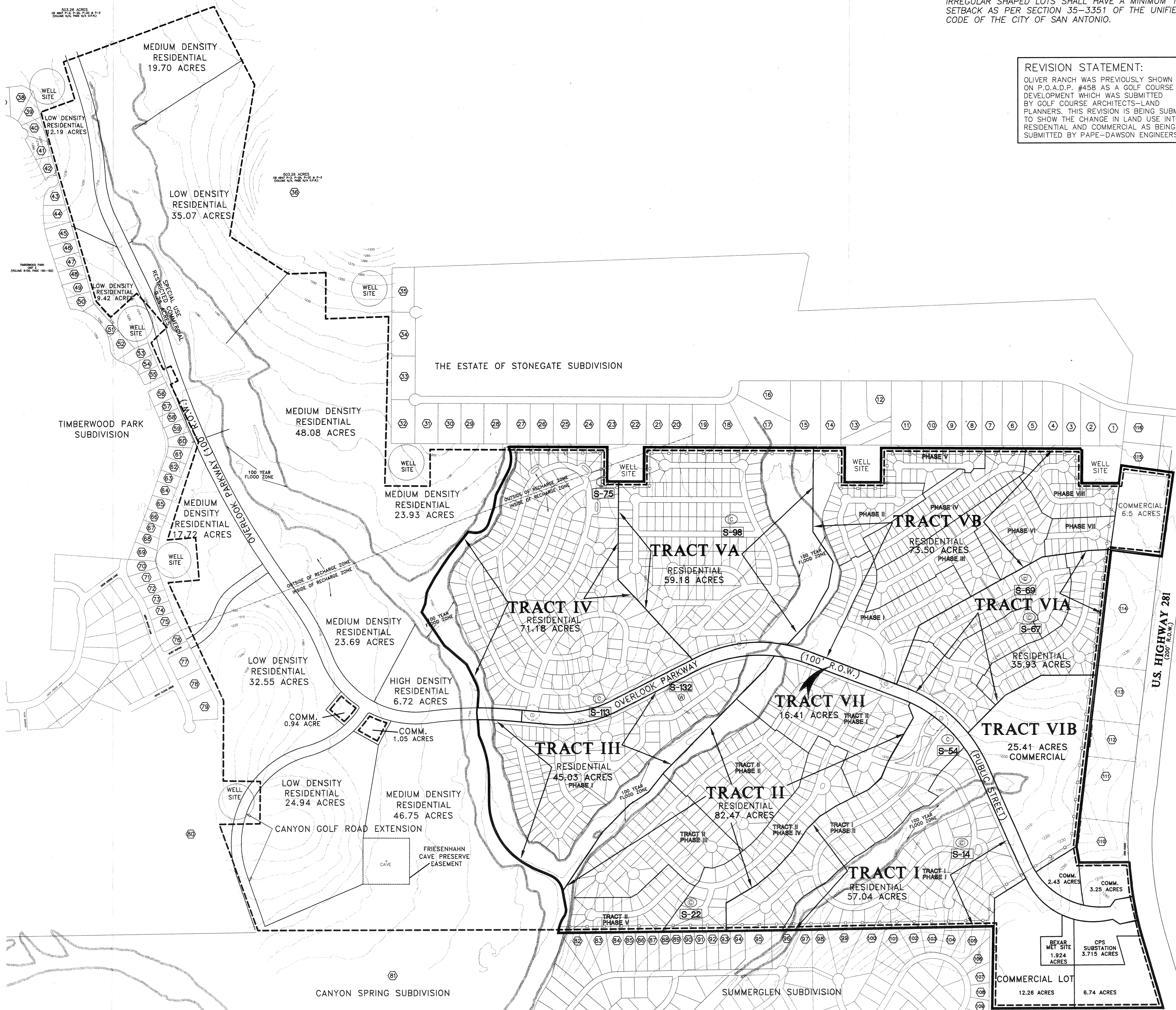
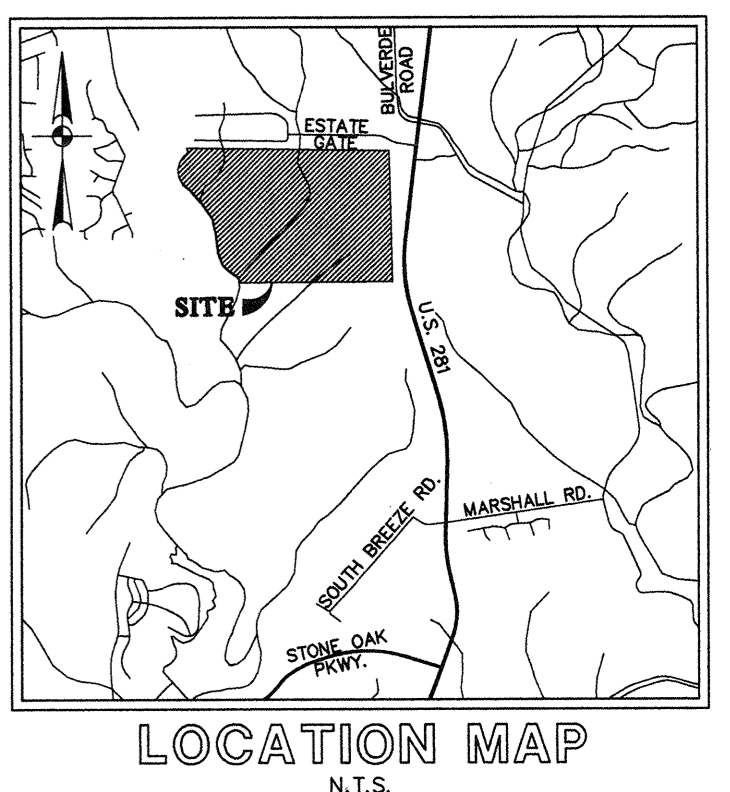
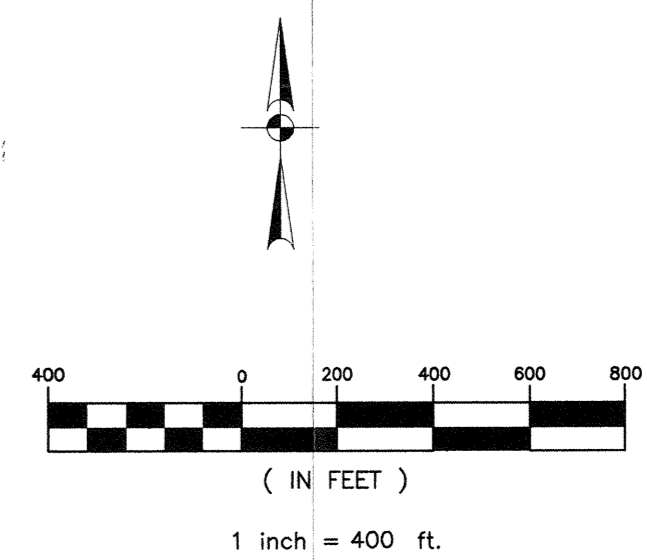


NOTE:
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20'-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10'-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

REVISION STATEMENT:
OLIVER RANCH WAS PREVIOUSLY SHOWN ON P.O.A.D.P. #458 AS A GOLF COURSE DEVELOPMENT WHICH WAS SUBMITTED BY GOLF COURSE ARCHITECTS-LAND PLANNERS. THIS REVISION IS BEING SUBMITTED TO SHOW THE CHANGE IN LAND USE INTO RESIDENTIAL AND COMMERCIAL AS BEING SUBMITTED BY PAPE-DAWSON ENGINEERS.

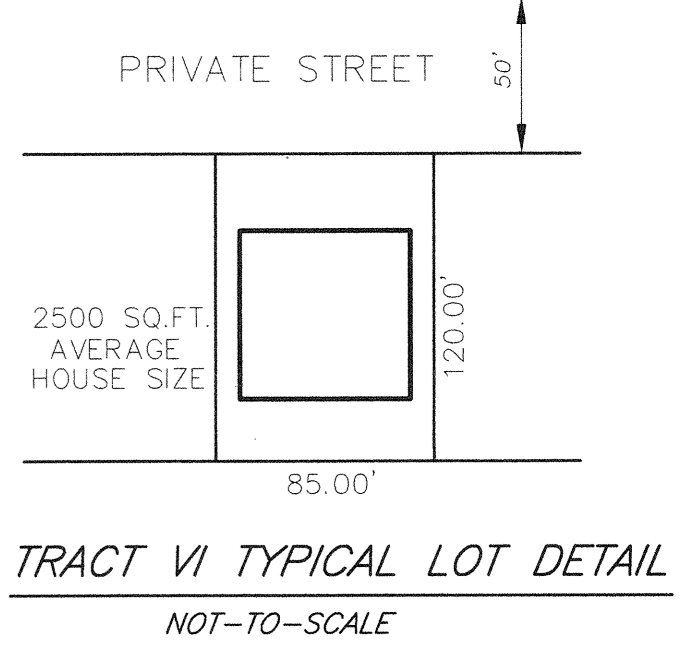
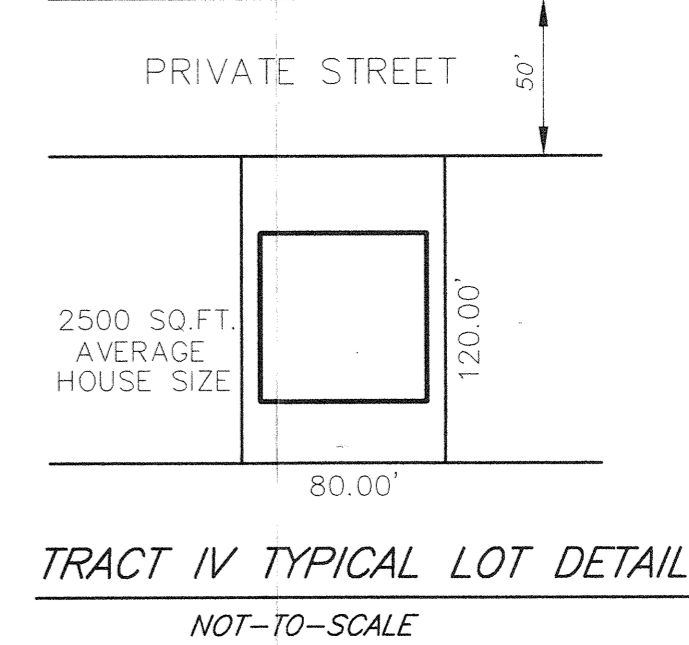
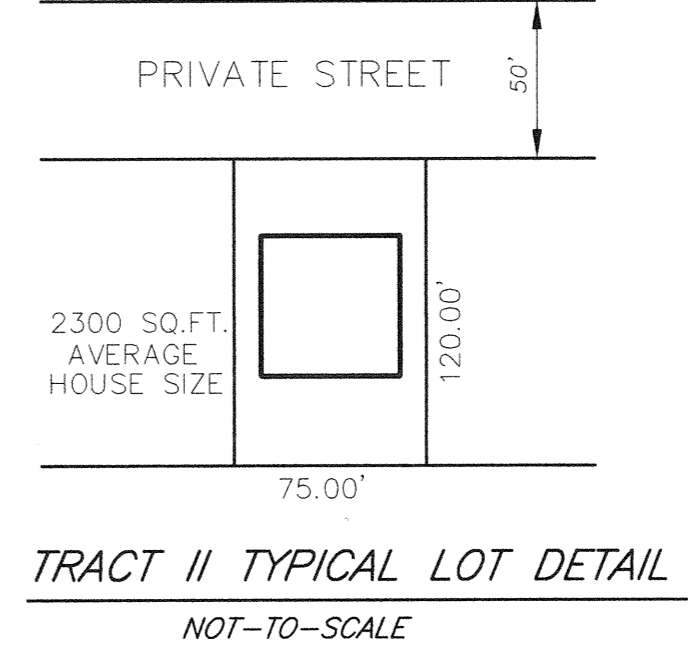
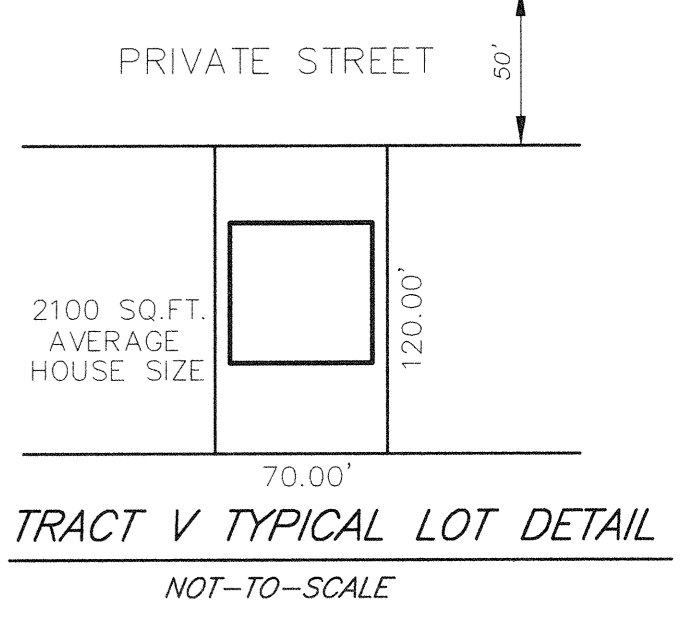
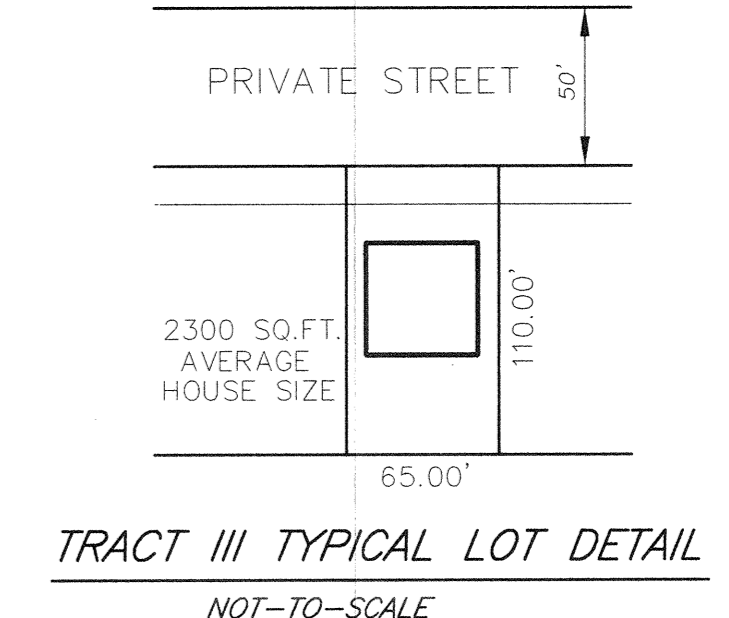
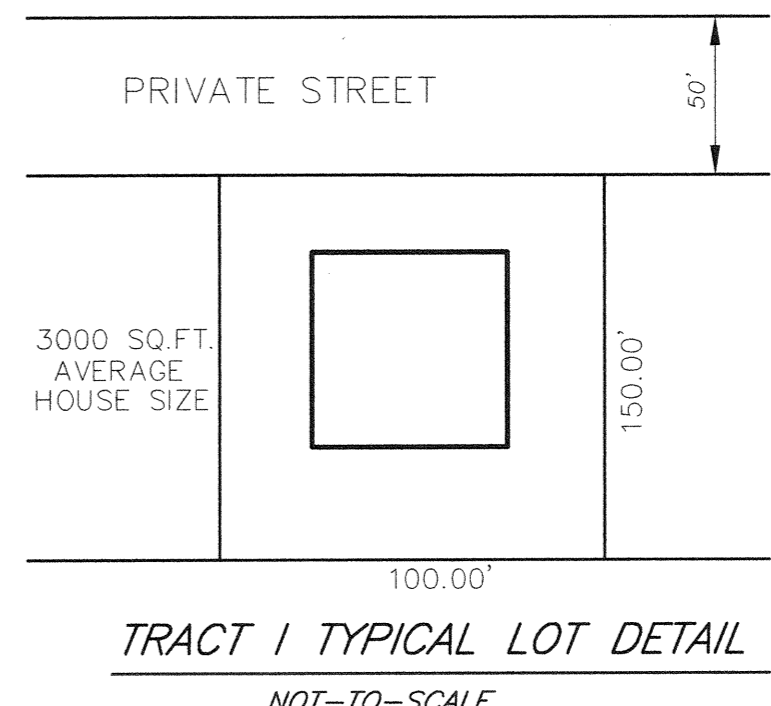
- LEGEND:
- PUD
 - - - POADP
 - ② PROPERTY OWNER INFORMATION
 - ⊙ SENSITIVE FEATURE-WELL
 - SENSITIVE FEATURE-CAVE
 - GATED ENTRY. DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR EACH TRACT.
 - 8' HIGH PERIMETER FENCE



CLEAR VISION AREA CALCULATION

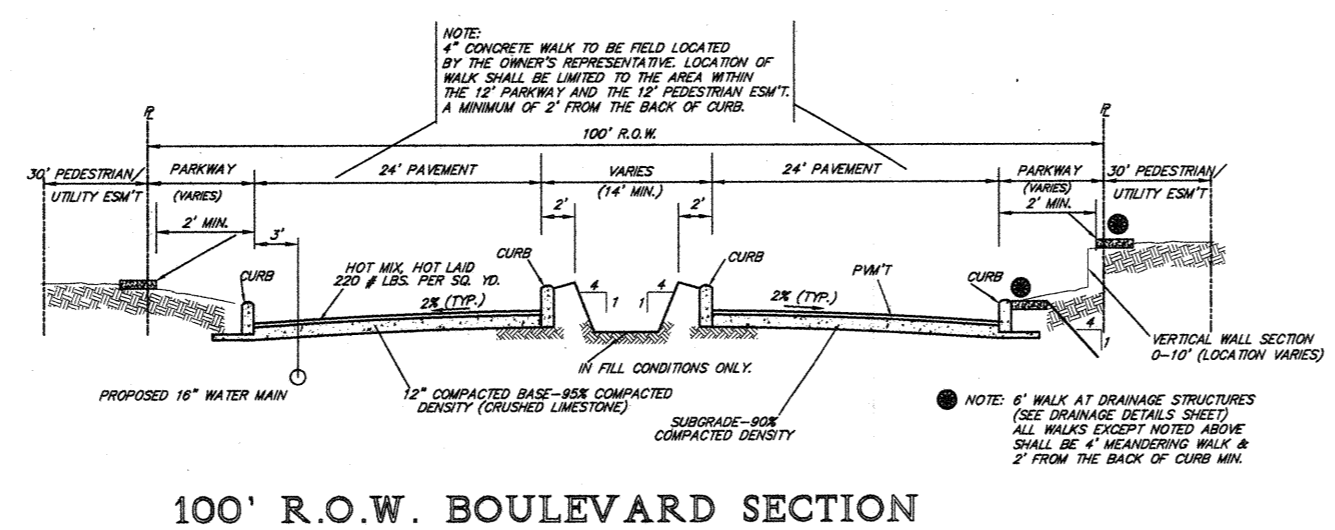
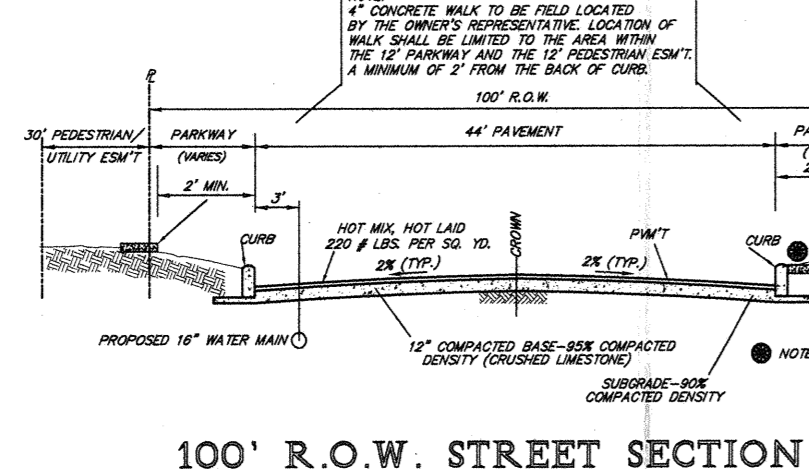
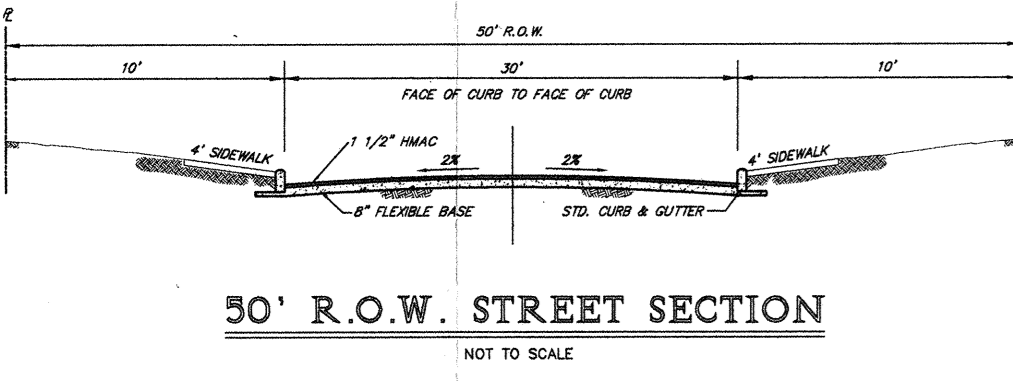
NOT-TO-SCALE

$$R = 0.65(150) - (W1/2 + K_p)$$
$$L = \frac{13(150)}{13 + W1/2 + K_p} - 4$$
$$R = 0.65(300) - (30/2 + 2) = 178'$$
$$R = 0.65(300) - (26/2 + 2) = 180'$$
$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$
$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$



NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK

GATE DETAIL NOTE:
GATED ENTRY FOR EACH TRACT WILL VARY. REFERENCE CONSTRUCTION DOCUMENTS FOR DETAILS.



OPEN SPACE RATIO AND DENSITY TABLE							
TRACT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)
I	RESIDENTIAL	57.04	82	1.44	6.21	8.50	42.33
II	RESIDENTIAL	82.47	229	2.78	13.67	12.59	56.21
III	RESIDENTIAL	45.03	101	2.24	6.03	9.83	29.17
IV	RESIDENTIAL	71.18	178	2.50	11.44	11.84	47.90
VA	RESIDENTIAL	59.18	165	2.79	9.09	8.87	41.22
VB	RESIDENTIAL	73.50	274	3.73	18.25	13.21	42.04
VIA	RESIDENTIAL	35.93	129	3.59	8.29	7.12	20.52
VIB	COMMERCIAL	25.41	1	0.04	0.04	0.04	25.37
VII	COMMERCIAL	16.41	1	0.06	0.06	0.06	16.35
VIII	COMMERCIAL	6.5	1	0.15	0.15	0.15	6.35
IX	COMMERCIAL	6.74	1	0.15	0.15	0.15	6.59
X	COMMERCIAL	12.26	1	0.08	0.08	0.08	12.18
SUBTOTAL		424.33	1,158	2.73	72.98	71.96	279.39
PARKWAY & COMMERCIAL		78.64	—	—	—	—	—
TOTAL		502.97	—	—	—	—	—

NUMBER OF RESIDENTIAL LOTS 1,158
AVERAGE HOME SIZE (SQ. FT.) 2,327
DENSITY (SINGLE FAMILY UNITS PER ACRE) 2.73

DEVELOPER:
DENTON DEVELOPMENT CO.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

OLIVER RANCH
PUD/POADP PLAN

JOB NO. 4593.05 DATE: DECEMBER 28, 1999

99-028